

Mayor Peter C. Fosselman

Council Member Mackie Barch
Council Member Mary Donatelli



Council Member Sean P. McMullen
Council Member Lydia Sullivan

January 30, 2011

Mr. Bailey Condrey
President, Parkwood Residents Association
C/o Eclipse Solutions
Corporate Communications
10205 Parkwood Drive
Kensington, MD 20895

Re: Kensington Revitalization and Sector Plan

Dear Mr. Condrey,

Thank you for meeting to discuss the revitalization of Kensington, as well as your invitation to attend the February Parkwood Residents Association meeting. The Kensington Sector Plan is a Montgomery County blueprint for improving our town over the next twenty (20) years. It began three years ago with a community wide meeting where over 200 public comments were received. The Town then commissioned the Urban Land Institute to evaluate Kensington and our possibilities for the future. This two-day charrette was an inclusive procedure with many members of the 20895 population present. From the beginning of the process, the Town Council and I have made every effort to include communities such as Parkwood, who are not in the Town limits, but share our zip code and our passion for a vibrant community. We may all agree that the rejuvenation of Kensington should be discussed, as we have six gas stations, a new pawn shop, Connecticut Avenue and its attendant issues, a struggling business district, outdated traffic intersections, unfriendly pedestrian routes, poor lighting, and few options for shopping, recreation, or dining.

I have met with some of the Kensington Parkwood Elementary PTA Members and have had conversations with the School Board's officials. From these conversations I understand that there is no guarantee that school districts will or will not be changed. Per Director Bruce Crispell's September, 2010 letter to the Town, the Walter Johnson district is not under consideration for change. I also understand that

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the impact from the development proposed in Kensington will be factored into the Town's considerations, and will be compared to the changes in Wheaton, Silver Spring, Bethesda, and White Flint – all surrounding Kensington and all having much higher densities and heights - and what role they will play in increasing school population and traffic, regardless of what Kensington intends.

The Kensington Council has supported taking action with a Sector Plan that proposes positive change, gives Kensington more input over changes (something we don't have today), and provides the necessary improvements to our neighborhoods. The fiftieth (50) open public meeting pertaining to the Kensington Sector Plan was held this month. Support of the Plan has been adopted by the Kensington Council as well as The Coalition of Kensington Communities, the Kensington Revitalization Committee, and the Montgomery County Planning Board. Since our Town approval, we have a new Council Member who does not support the Sector Plan in its current form; however, the remaining three members of the Town Council, and myself, continue to back the Plan as we have been involved in the process from day one and are assured of the support by the majority of constituents.

Enormous compromises have been made along the way as residents, public officials, business owners, property owners, and developers all look for a degree of modification to Kensington. For example, initial conversations of height were at 125 feet. The tallest existing building in Town is over 108 feet; the new Sector Plan caps heights at 75, 60, 50 and 45 feet. Single family neighborhoods – including the Historic District – are protected.

On January 10th, our Town Council approved a resolution endorsing the exploration of the new CR Zone Amendments (CRN for Neighborhood and CRT for Town) as they appear to cater to Kensington's requests with higher structures at the center of Town and lower buildings on the outskirts. MARC and Metro parking ratios are more in line with realistic commuter usage so more parking will be required. The amendments reinforce the concept of a municipal parking district as well as Building Lot Termination fees are optional. The language pertaining to the Design Guidelines has been changed to a "must" for the site plan process (this is the biggest achievement thus far as the Guidelines will be an important tool along with Article 28 of the State Law for supermajority vote and the County's school capacity regulations such as mandatory fees for new additions and building permit moratoriums).

To further the Town's commitment of communication and inclusive order, I am extending an invitation to the Parkwood Residents' Association to serve on the Town's Revitalization Committee. This seat may be occupied by the PRA's choice. The Committee meets periodically and reviews many Sector Plan topics as well as redevelopment applications, which will span over the next twenty (20) years.

It's been a multi-year endeavor as we have together crafted a blueprint for our community that meets our desires of new services, pedestrian safety, transportation solutions, green space, and other public amenities while protecting the Town's charm. I encourage you and your neighbors to contact me (mayor.fosselman@tok.md.gov), Fred Boyd of Park and Planning (fred.boyd@mncppc-mc.org), or visit our website (www.tok.md.gov) with all of the official Sector Plan information and links to Park and Planning facts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Fosselman', with a long horizontal line extending to the right.

Peter Fosselman

Cc: Town Council Members
Hon. Nancy Floreen, PHED Chair
Fred Boyd, Community Based Planning
Sanford Daily, Town Manager
Suellen Ferguson, Town Attorney
Revitalization Committee Members
Coalition of Kensington Communities Board
Barbara Liess, Principal Kensington Parkwood Elementary School
Debbie Attar, Kensington Parkwood PTA Co-President
Michele Santy, Kensington Parkwood PTA Co-President